144.0	0006	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	727,900 / 727,900
					USE VALUE:	727,900 / 727,900
					ASSESSED:	727,900 / 727,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		LONGFELLOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIBBONS JAMES W & CLAIRE S	
Owner 2:	TRS/ JAMES W GIBBONS REVOCABLE	
Owner 3:	CLAIRE S GIBBONS REVOCABLE TR	
Street 1:	3 LONGFELLOW RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	GIBBONS JAMES W & CLAIRE S -
Owner 2:	-
Street 1:	3 LONGFELLOW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,034 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 1407 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5034.000	271,100		456,800	727,900
Total Card	0.116	271,100		456,800	727,900
Total Parcel	0.116	271,100		456,800	727,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 517.34 | /Parcel: 517.3

Legal Description

User Acct

94329

GIS Ref

GIS Ref

Insp Date

02/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 144.0-0006-0011.0

!11261!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,100	0	5,034.	456,800	727,900	727,900	Year End Roll	12/18/2019
2019	101	FV	221,400	0	5,034.	428,300	649,700	649,700	Year End Roll	1/3/2019
2018	101	FV	221,200	0	5,034.	354,000	575,200	575,200	Year End Roll	12/20/2017
2017	101	FV	221,200	0	5,034.	325,500	546,700	546,700	Year End Roll	1/3/2017
2016	101	FV	221,200	0	5,034.	296,900	518,100	518,100	Year End	1/4/2016
2015	101	FV	209,100	0	5,034.	291,200	500,300	500,300	Year End Roll	12/11/2014
2014	101	FV	209,100	0	5,034.	270,700	479,800	479,800	Year End Roll	12/16/2013
2013	101	FV	209,100	0	5,034.	257,500	466,600	466,600		12/13/2012

PRINT

Date	Time
12/11/20	01:27:04

LAST REV

Date	Time
10/23/18	13:54:05
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11261

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIBBONS JAMES W	71654-231	1	9/24/2018	Convenience	1	No	No		
	10257-568		4/26/1963			No	No		N

USER DEFINED

Prior Id # 1:	94329
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/1997	600		15,000					1/2 BATH/LAUNDRY R

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	336	PATRIOT
4/12/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5034		Sq. Ft.	Site		0	80.	1.13	9									456,817						456,800	

Total AC/HA:	0.11556	Total SF/SM:	5034	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	456,817	Spl Credit		Total:	456,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	80300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	368346
Depreciation:	97243
Depreciated Total:	271102

COMMENTS

SINK BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

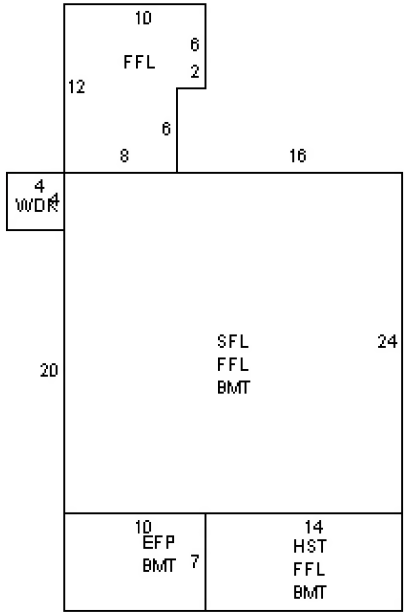
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	121.19
Final Total:	271100	Val/Su SzAd	192.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	782	173.730	135,855
BMT	Basement	744	52.120	38,776
SFL	Second Floor	576	173.730	100,067
EFP	Enclos Porch	70	65.450	4,582
HST	Half Story	49	173.730	8,513
WDK	Deck	16	15.840	253

Net Sketched Area:	2,237			Total:	288,046
Size Ad	1407	Gross Are	2286	FinArea	1407

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

144.0-0006-0011.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	10X8	A	AG	2006	0.00	T	9.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	